WARRANTY DEED

Karen Johnson Davidson County
Batch# 620536 **DEEDWARR**
04/22/2021 09:51:15 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20210422-0053926

Y-SB-CRE-21-807-313

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Millard Vandeventer	**Atlantic Union Bank**	
(NAME)	(NAME)	
33 Richfield Way	**1800 Robert Fulton Drive, Suite 350**	**092-16-0C-313.00-CO**
(ADDRESS)	(ADDRESS)	
Hilton Head, SC 29926	**Reston, VA 20191**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEGHAN HUFFMAN, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN MILLARD VANDEVENTER, MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 313 of 807 Eighteenth Avenue Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66.27.101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 807 Eighteenth Avenue Condominiums of record in Instrument Number 20041214-0148798, as amended in 20041216-0149823 and 20050504-0050222, In the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit 'E" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Meghan Huffman, a single person by Warranty deed from Emily Deichmann Steffens, married of record in Instrument No. 20151125-0119592 Register's Office for Davidson County, Tennessee, dated November 15, 2015 and recorded on November 25, 2015.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Master Deed establishing a Horizontal Property Regime of 807 Eighteenth Avenue of record in Instrument Number 20041214-0148798, as amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, Instrument No. 20051123-0142078, Instrument No. 20060109-0003220, Instrument No. 20070509-0055940 and Instrument No. 20080314-0026174, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20041130-0142097 and 20040715-0084913, in the Register's Office for Davidson County, Tennessee.
- Boundary Line Settlement, Quitclaim Deed and Grant of Easements of record in Instrument Number 20050420-0044082, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **807 18th Ave S Unit 313, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 19th DAY OF APRIL, 2021.

Meghan Huffman by [illegible], Attorney-in-fact
Meghan Huffman by Paul Hinman, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MEGHAN HUFFMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said MEGHAN HUFFMAN.

Witness my hand and official seal, this the 19th of April, 2021.

Stephanie Dome
Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212